



Priorities for a post pandemic landlord-renter relationship in Australia

Plain Language Statement

Dear Participant,

You are invited to participate in the research project '***Priorities for a post pandemic landlord-renter relationship in Australia.***' We are interested in learning more about scale of the problems caused by Covid-19 for landlords and tenants. The results could help shape government action by providing research evidence into how to further assist the landlord-renter relationship.

Who is involved in this research project? Why is it being conducted?

We are conducting primary research at RMIT to better understand the problems caused by Covid-19 for landlords and tenants.

Why have you been approached?

You are a current landlord or tenant in Australia and over the age of 18.

What is the project about? What are the questions being addressed?

The Covid-19 pandemic has led to situations where a larger percentage of tenants are unable to pay their rent due to sudden loss of employment or reduction in working hours. During the state of emergency, landlords are being asked by governments and the renter community to be compassionate in these unprecedented times. However, many landlords are 'mum and dad' investors and are servicing mortgages on their rental properties which creates issues if there is no rent being collected. The tensions between the broader landlord and renter communities is seen with recent calls for renters to refuse to pay their rent until landlords agree to help them out, including putting a freeze on evictions.

This project will provide essential and timely guidance for government and policy on the composition and targeting of effective housing policy responses to Covid-19. We will utilise a series of methods to rapidly gather and present a profile of the lived experience of the Covid-19 pandemic among renters and landlords. Three research questions will guide the project:

- What are the lived experiences and social relationships of landlords and tenants?;
- Across jurisdictions, what has been the experience of tenants and landlords of the various packages of housing interventions developed in response to the pandemic – from their lived experience, what has worked, what hasn't, and why?; and acknowledging this,
- What are the (short, medium or long-term) priorities for government action and intervention?

If I agree to participate, what will I be required to do?

If you would like to volunteer – you would be asked to complete a short survey. This can be reached at: https://rmit.au1.qualtrics.com/jfe/form/SV_57PI5eQEScg1Q4B

At the end of the survey you will also be asked to share your story, by composing a narrative on your lived experience in the Covid-19 pandemic. For those willing to participate further, the final phase involves a 'digital diary' where we will ask you to share visual content (e.g. photos, videos) that can help explain your way of life during the pandemic. Each week you will be asked to share content, for a 4-week period. Those completing involved in the survey, narrative and digital diary will receive a \$50 Coles-Myer voucher for their time.

What are the risks or disadvantages associated with participation?

Participation is voluntary, there are no perceived risks with participating. If at any time you are uncomfortable you can stop participating. If you are uncomfortable with any written or visual content you have shared, this can also be deleted. Every attempt will be made to remove identifying you, and your will be anonymised in all future publications.

What are the benefits associated with participation?

Participation will provide insight into helping to inform the responses to the Covid-19 as it unfolds. The research evidence will help shape any government support packages and policy. The first 40 participants that complete the survey, narrative and digital diary will also receive a \$50 Coles-Myer voucher.

What are my rights as a participant?

As a participant, you have the right to:

- Stop your participation at any time, without prejudice.
- Have any unprocessed data withdrawn and destroyed, provided it can be reliably identified.

What will happen to the information I provide?

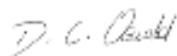
The privacy of the personal information you provide will be safeguarded and only disclosed where you have consented to the disclosure or as required by law. The results of the research will be kept securely at RMIT for a period of 5 years before being destroyed. Participants can have identifying information removed if they so desire.

What will the outcomes be?

The outcomes of the project will be made public through reports, presentations, conference papers and/ or peer reviewed journal articles. Further dissemination may include media releases and general aggregated results posted on RMIT University websites. For the latter, consent will be sought from participants via email if their data are to be used. If you have further questions please contact David Oswald (david.oswald@rmit.edu.au).

Yours sincerely,

David Oswald



David Oswald
Lecturer
School of Construction, Property and Project Management
RMIT University

Should you have any concerns or questions about this research project, which you do not wish to discuss with the researchers listed in this document, then you may contact:

Reviewing HREC name	RMIT University
HREC Secretary	Peter Burke
Telephone	03 9925 2251
Email	human.ethics@rmit.edu.au
Mailing address	Research Ethics Co-ordinator Research Integrity Governance and Systems RMIT University GPO Box 2476 MELBOURNE VIC 3001